

Sardis Cove

FEBRUARY 2026 MINUTES

We're Open!

- Have you ever wondered what happens behind the closed doors of the monthly board meetings? Wonder no more! Our next meeting will be **March 10th at 6:30 PM**. We always encourage community engagement, so come and sit in to see what it's all about!



Is your toilet running? Go catch it!

- While mentioned that our investigation yielded no strong evidence of major leaks, we are urging the community to monitor inadvertent water usage. This means checking toilets that may not be sealing properly, dripping bath tubs and showers, and whatever else might be innocuous. Help us keep expenses low by tightening the flow!



Woof! Clean up on aisle tree!

- As a reminder to keep the community fresh and clean, we kindly ask for compliance in picking up after your pets. Nothing makes a day go awry like tracking something smelly through the house, so let's all do our part!



Don't be tardy for the (dues) party

- Per the community handbook, monthly HOA dues are owed on the **1st of every month** with late fees occurring on any payments past the **10th of the month**. Any payments received after the 10th will incur a \$20 fine in addition to the payment itself. Save some money and get those dues in!



Your Board met February 10th, 2026 at 6:30 PM. In attendance were board members Jan White, Faith Alyea, Paula Dean, and Kevin Rusch, Michaela Loving, and Hank West.

- The Minutes from the January Board meeting were approved.
- The Homeowner Requests Log for February was reviewed, discussed, updated, and approved.
- The Financial Report for January was reviewed and approved.

Committee Reports

Treasurer: In yearly expenditures, the insurance has been paid through for the year. We also wish to address the replacement planting line item which is incorrect and will be corrected next month. All other budgets were within their expected allotments.

Compliance: The Compliance committee will be sending out several letters regarding violations to the handbook including fence painting and external repairs that fall under homeowner responsibility. As a reminder, please refer to the community handbook following architectural repairs or any feedback regarding requests that fall on the homeowner to avoid miscommunication and potential violations.

Capital Improvements: After careful investigation, the board has gathered sufficient data and found that statistically it is unlikely for a major leak to be happening somewhere in the community; due to the potential exorbitant cost to find a leak that may not exist, we ask that the community stay vigilant for any extra green or squishy spots moving forward. Additionally, we are discussing this year's unit painting, projected for 1051 to 1079 Sardis Cove and a few units on McAlpine Cove. Depending on the response from maintenance we may be able to skip this year to save some funding for future projects. Finally, the retaining wall has been completed, and we have reached out to our attorney regarding our discontent with Spectrum's billing practice and are awaiting document review.

Trees: We plan to do a tree walk through in the spring in preparation for our biannual tree maintenance. If there are any trees that need immediate attention, please reach out to the board.

Maintenance: The second round of termite inspection has been completed with the exception of eight units. As a reminder, should you see any concerning insect activity that could impact near-by units please reach out to the board immediately.

All other committees reported no unresolved issues at this time.

Meeting adjourned at 7:30 PM